Map	Block	Lot		CARD			Total Card / Total Parcel
067.A	0001	0007.A	1 of 1		Residential	APPRAISED:	864,600 / 864,600
					ARLINGTON	USE VALUE:	864,600 / 864,600
						ASSESSED:	864,600 / 864,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FICHERA GAETANO J
Owner 2:	FICHERA SHELLY A
Owner 3:	
Street 1:	26 OAK HILL DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FICHERA GAETANO J -
Owner 2:	BILLINGSLEY SHELLY A -
Street 1:	26 OAK HILL DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,477 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Clapboard Exterior and 2385 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7477.000	413,600		451,000	864,600
Total Card	0.172	413,600		451,000	864,600
Total Parcel	0.172	413,600		451,000	864,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.52 | /Parcel: 362.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 128392
GIS Ref:
GIS Ref:
Insp Date: 10/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 067.A-0001-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	413,600	0	7,477.	451,000	864,600	864,600	Year End Roll	12/18/2019
2019	101	FV	328,100	0	7,477.	418,800	746,900	746,900	Year End Roll	1/3/2019
2018	101	FV	328,100	0	7,477.	418,800	746,900	746,900	Year End Roll	12/20/2017
2017	101	FV	328,100	0	7,477.	367,300	695,400	695,400	Year End Roll	1/3/2017
2016	101	FV	328,100	0	7,477.	335,000	663,100	663,100	Year End	1/4/2016
2015	101	FV	303,500	0	7,477.	296,400	599,900	599,900	Year End Roll	12/11/2014
2014	101	FV	303,500	0	7,477.	280,300	583,800	583,800	Year End Roll	12/16/2013
2013	101	FV	303,500	0	7,477.	266,700	570,200	570,200		12/13/2012

!5769!

PRINT

Date	Time
12/10/20	20:36:41

LAST REV

Date	Time
10/10/19	14:25:23
apro	
5769	

USER DEFINED

Prior Id # 1:	128392
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FICHERA GAETANO	51454-388		7/18/2008	Family	99	No	No		
DOHERTY PAUL M	48506-559		11/16/2006		529,000	No	No		
	19572-479		1/1/1989		167,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/3/2012	308	Manual	12,000					one large bathroom
2/21/2012	146	Manual	4,000					install a/c system
2/10/2012	130	Manual	3,000					mudroom 8x5 to be
1/26/2012	100	Addition	125,000					2 STORY 13X12 ADD
1/19/2012	69	Manual	6,000					footing and founda
1/10/2012	36	Manual	5,000					demo unroofed deck
8/26/2009	780	Manual	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	BS	Barbara S
5/29/2012	Info Fm Prmt	MM	Mary M
5/17/2012	Info Fm Prmt	BR	B Rossignol
3/23/2009	Meas/Inspect	163	PATRIOT
2/28/2007	MLS	MM	Mary M
11/10/2000	Hearing N/C	189	PATRIOT
11/8/1999	Meas/Inspect	163	PATRIOT
8/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7477		Sq. Ft.	Site		0	70.	0.86	12									451,016						451,000	

Total AC/HA: 0.17165 | Total SF/SM: 7477 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,016 | Spl Credit | Total: 451,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.09025156
Const Adj.:	0.99989998
Adj $ / SQ:	114.465
Other Features:	115618
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433529
Depreciation:	19942
Depreciated Total:	413586

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

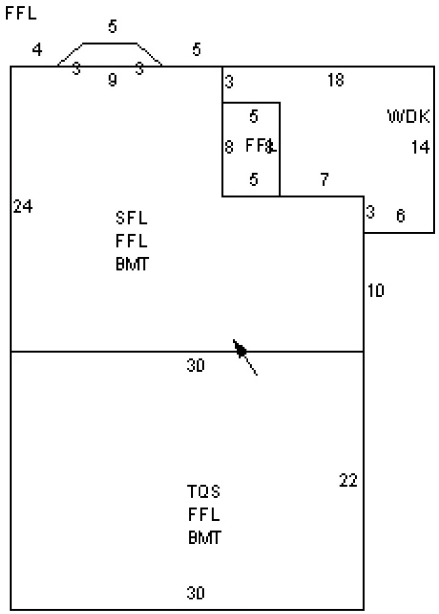
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	114.46
Special Features:	0	Val/Su Net:	108.58
Final Total:	413600	Val/Su SzAd	173.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,302	114.460	149,033
BMT	Basement	1,248	34.340	42,856
SFL	Second Floor	588	114.460	67,305
TQS	3/4 Story	495	114.460	56,660
WDK	Deck	176	11.680	2,056

Net Sketched Area:	3,809			Total:	317,910
Size Ad	2385	Gross Are	3974	FinArea	2385

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0001-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X16	A	AV	2007	0.00	T	9.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc